

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 3, 2011

A Meeting of the Manistee City Planning Commission was held on Thursday, March 3, 2011 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 p.m. by Chairman Yoder

ROLL CALL:

Members Present: Linda Albee, Maureen Barry, Dave Crockett, Bill Dean, Ray Fortier, Eric Gustad, Marlene McBride, Nathaniel Neider, Roger Yoder

Members Absent: None

Others: Kevin Summers (Manistee County Community Gardens). Jon Rose (Community Development), Denise Blakeslee (Planning & Zoning) and Others

APPROVAL OF AGENDA:

MOTION by Ray Fortier, seconded by Linda Albee that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

Planning Commission Special Meeting of February 24, 2011

MOTION by Ray Fortier, seconded by Maureen Barry that the minutes of the February 24, 2011 Planning Commission Special Meeting be approved.

With a roll call vote this motion passed 9 to 0.

Yes: Neider, Albee, Barry, Gustad, Crockett, Fortier, Dean, McBride, Yoder
No: None

PUBLIC HEARING:

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS:

Community Gardens

Kevin Summers, Manistee County Community Garden - Mr. Summers spoke to the Commission about the Manistee County Community Garden that is located on property owned by Guardian Angels Church and allowed under a Special Use Permit. Last year they had 24 raised beds and are looking at expanding the garden this year. They will be adding water to the site and a hoop house and will begin composting garden waste on site. They do not fence the garden they use "Green Screen" which is produced locally and is an effective deterrent for deer. They do not have shed but would like to be allowed to install one in the future.

The Planning Commission began discussing Ordinance Language for Community Gardens. Most often Community Gardens are located on vacant parcels without a principal structure. The Commission wants the ordinance to be positive and not a list of restrictions. There were issues that were listed that would be handled under the Codified Ordinance if issues arose and would not require language under the Zoning Ordinance.

Q. Should a "Community Storage Building" be allowed that eliminates tools and supplies from being left in the open? If so how large a building should be allowed?

A. A 100 sq. ft. storage shed will be allowed under the proposed ordinance with the requirement that if the Community Garden is discontinued for a period of more than one year the shed will need to be removed.

Q. Should a bike rack be required?

A. Good idea, but will not be a requirement.

Q. Should a restriction be placed that prohibits people from staying overnight on site.

A. Requirement is not needed, it is covered under in the Codified Ordinances

Q. Should fencing requirements be specified?

A. Current language in Zoning Ordinance is sufficient.

Q. Should off street parking be required?

A. No

Q. Decide if organic waste can be composted on site. Can organic fertilizer be used (i.e. manure)?

A. Yes, odor issues are addressed under Chapter Six of the Codified Ordinances

Q. Determine how trash is to be removed from site.

A. Do not include in Ordinance, if there is an issue it would be addressed under Chapter Six of the Codified Ordinances

Q. Should signage be allowed? If yes how large? *Article 21 Signs will need to be reviewed.*

A. One eight (8) square foot sign to be allowed.

Q. Should there be hours of operation?

A. No

Q. Should language be developed to address how water/fertilizer is to be maintained on site.

A. No.

Q. Can a produce stand be erected on site? Retail Use?

A. No

Q. Should Hoop Houses (temporary structures with wood/metal/plastic) be allowed? *Section 518 Temporary Storage Structures will need to be reviewed.*

A. A Hoop House up to 100 sq. ft. in size will be allowed under the proposed ordinance with the requirement that if the Community Garden is discontinued for a period of more than one year the hoop house will need to be removed.

Q. Which Zoning Districts should Community Gardens be allowed?

A. All Districts

Q. Should a reclamation requirement be part of the ordinance?

A. Yes, reclamation language will be part of the proposed ordinance, if the Community Garden is discontinued for a period of more than one year the property will need to be re-seeded with grass.

Q. Should lighting be permitted?

A. No

OLD BUSINESS:

Former Harbor Village Sales Office, 100 Marina Drive - Parcel Split

A request was received at the September Planning Commission Meeting for a Parcel Split that would remove the former Harbor Village Sales Office, 100 Marina Drive from parcel 51-202-300-00.

The requested information to address parking and ingress/egress was not received from the applicant.

MOTION by Dave Crockett, seconded by Maureen Barry that the Planning Commission deny the request to split the former Harbor Village Sales Office, 100 Marina Drive from Parcel 51-202-300-00.

With a roll call vote this motion passed 9 to 0.

Yes: Barry, Neider, Albee, Crockett, Gustad, Fortier, Dean, McBride, Yoder
No: None

PUBLIC COMMENTS AND COMMUNICATIONS:

None

CORRESPONDENCE:

A letter was received from Douglas Falan, 310 Dunes Drive - regarding the use of a residential wind turbine.

The Planning Commission will place this item on their April 7, 2011 Agenda for discussion.

STAFF/SUB-COMMITTEE REPORT:

There are no items for the March 17, 2011 Worksession Agenda.

MOTION by Maureen Barry, seconded by Dave Carlson ~~Carlson~~ **Crockett** to Cancel the March 17, 2011 Worksession.

With a voice vote motion carried unanimously.

MEMBERS DISCUSSION:

None

The next regular meeting of the Planning Commission will be on Thursday, April 7, 2011

ADJOURNMENT:

MOTION by Ray Fortier, seconded by Maureen Barry that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 8:20 P.M.

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary